

MAMMOTH LAKES REAL ESTATE MARKET REVIEW

SINGLE-FAMILY HOMES: Feb 2021

There are several different data points to review when analyzing the current market including median price, days on market and total inventory sold. Below is a snapshot of the last ten years transactions closed and current inventory.

Mammoth Lakes Single Family Homes SOLD



Single-Family Homes	Thru 2/1 2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Median* Sold Price	\$1,450,000	\$875,000	\$767,625	\$890,000	\$750,000	\$682,500	\$694,400	\$619,000	\$580,000	\$575,000	\$560,000	\$605,000
Median* Days on Market	111	82	113	113	131	132	165	145	103	181	120	94
Total SFH SOLD	15	133	94	87	95	98	91	85	90	91	75	77

There is not yet enough data to identify 2021 trends. When comparing 2020 to 2019, the median price of a single-family homes sold in 2020 is up 14%. Approximately 41% more SFH sold in 2020 and those sold 37% faster (down 31 days).

The current inventory provides an indication of potential activity. Below is a snapshot of current listings:

CURRENTLY LISTED		Single Family Homes	
Median* Price		\$2,975,000	↑UP from \$2,249,500 in January
Median* Days on Market		33	↓DOWN from 63 in January
Total Available on Feb 1 **		14	↓DOWN from 16 in January



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*Median Price = the middle value. A good indicator to use when there is significant data as it minimizes the impact of unusually high or low values and gives a better perspective of the big picture.

**Total Available excludes properties currently under contract.